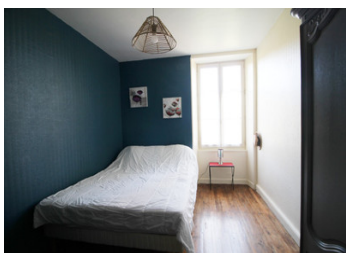
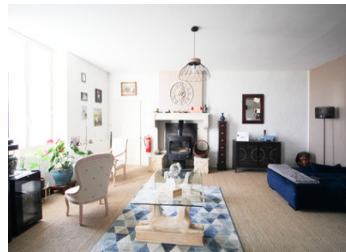


Beautiful country cottage in quiet setting with land and outbuildings

EXCLUSIVE



INFORMATION

Town:	Aubigné
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	148 m2
Plot Size:	4543 m2

IN BRIEF

A stunning tree-lined driveway welcomes you to this charming stone-fronted home - a true 'coup de cœur'!

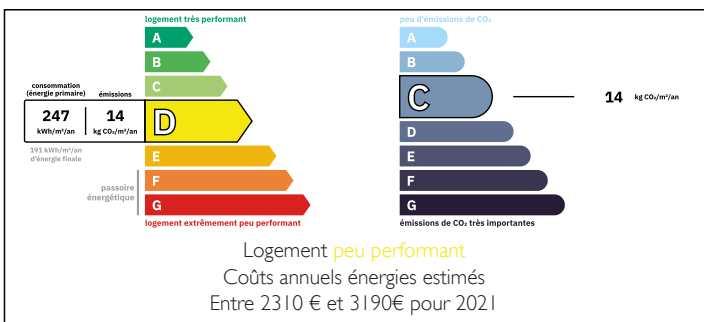
Inside, the property offers a spacious reception room, a newly installed kitchen, and two ground-floor bedrooms, with an additional two bedrooms and a large office upstairs.

The open-fronted barn has been beautifully transformed into a stylish entertaining space, complete with a jacuzzi - perfect for relaxing or hosting guests. Several characterful stone outbuildings provide versatile storage or conversion opportunities.

Key features:

- Central heating on gas & air conditioning
- Newly installed 8kW log burner
- Solar panels for energy efficiency

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house in further detail :

Ground floor :

Entrance into the living room (47 m²) with dining area and salon

Kitchen (15 m²) with newly installed fitted units

Utility room (10 m²)

Two downstairs bedrooms (12,6 and 12,9 m²)

Shower room (4,6 m²)

Separate toilet

First floor :

Two bedrooms (10,2 and 12,7 m²)

Office room (21 m²) or second reception room

Attic room (18 m²) currently used as sports room

The house benefits from :

- Central heating on gas & reversible air conditioning
- Newly installed 8kW log burner
- Solar panels for autoconsommation and under contract to sell the electricity
- Recent septic tank
- Mostly double-glazed windows

The property is attached to one side with a barn.

Outbuildings :

Open-fronted barn (100 m²) has been beautifully transformed into a stylish entertaining space, complete with a jacuzzi - perfect for relaxing or hosting guests.

Barn (60 m²)

Barn (45 m²)

Stone house to renovate (40 m²)

Chicken coop (6 m²)

The property is set on a generous plot (4543 m² - just over one acre), with land surrounding three sides, mainly laid to lawn with mature fruit trees.

Nestled in a peaceful setting near forests and open fields, this is an idyllic countryside retreat !